

HOUSING PROGRAM: Supplementing a well developed program of the housing department, multiple listing services were maintained several months during the year, resulting in a particularly valuable service to property owners and realty operators in the community. This service established a splendid confidence in the minds of many non-resident property owners who availed themselves of this gratuitous service. When the real estate market again resumes a more active up-trend this service may be expected to bear further fruitage and become more active.

TRAFFIC CONTROL SURVEY: Surrounding unincorporated territory not having the service advantages of organized civic bureaus commonly use the local chamber for their clearing house. Proper traffic signs, necessary boulevard stops and kindred benefits by the Automobile Club and County Traffic Bureau have been secured in contiguous districts through the contact benefits of the local chamber. Several disastrous accidents occurring at intersections with Carson Street resulted in the establishment of illuminated boulevard stop signs, as the result of requests from this bureau.

McDONALD TRACT ACQUISITION: The last real large territorial acquisition of Torrance resulted from the annexation of the McDonald district just a year ago. The territory is that vast expanse just north of 190th Street to Riverside-Redondo Boulevard between Hawthorne and Western Avenues and Illinois Street. The territory embraces the huge La Fresa power plant substation of the Southern California Edison Company, several small industrial concerns, many chicken hatcheries, allied poultry concerns and extensive truck gardening areas. Portions of the district contain the sightly and potentially residential areas which the future will undoubtedly claim for large numbers of new population. The district added nearly \$3,000,000 in assessed valuation to the corporate confines of Torrance, and reciprocal benefits to the annexed territory as well as the city, are the good fruits of this program. On page 17 an illustration of this territory is shown in the map indicating the various territorial expansions of Torrance in comparison with the original city area.

METROPOLITAN WATER DISTRICT: In close cooperation with the municipal administration and all industries and major interests in the city the local chamber has fostered local participation in the Metropolitan Water District of Southern California. In a special election to decide the question of joining the district, Torrance electors, by an overwhelming majority, made this municipality a member city in this great utility undertaking. Probably no project pursued locally means so much in the nature of a guarantee of future industrial and community supremacy as does the matter of our right to an adequate supply of water for domestic, commercial and industrial purposes.

LOCAL WATER BOND ISSUE: Culminating years of advocacy, the local chamber joined with the press and every other constructive agency in the community to champion a campaign to secure public approval of a bond issue to develop or acquire a municipal water supply and system for the original corporate area of Torrance. The \$400,000 bond project for this purpose was approved by the biggest voting percentage ever cast in the history of this municipality which gave approval of the project by a vote of nearly fifteen to one. Litigation has, unfortunately, stayed the city's execution of this program, but the honest and sincere effort of the people of this community to possess this necessary utility cannot help but terminate in a righteous manner, thus ultimate victory is certain.

CABRILLO-ESHELMAN AVENUE: Joint forces of the city and chamber, and many conferences now promise probable consumation for the several years' effort designed to secure the improvement of Cabrillo Avenue and its southerly extension to link with Eshelman, and make a major thoroughfare of this north-south route through Torrance as a connecting link with Western Avenue. The steadfast and constructive policy of the local administration and city engineer will reward property owners on Cabrillo Avenue to a value equivalent to \$50,000. Commitments have been obtained through the County Supervisor of the district and the road department pledging a cash improvement for the thoroughfare south of Camino Real (now Sepulveda) to the state highway at Anaheim Street. This cash improvement pledge is made on the basis of property owners on Eshelman Avenue and its northerly extension to connect with Cabrillo, deeding without condemnation, fifteen feet of frontage on each side of the present fifty foot dedicated right-of-way, the full eighty feet to be deeded through the Kettler ranch. The title search on this improvement has been completed, deeds prepared and delivered to the local chamber. This service alone has saved Torrance and Lomita property owners at least \$1,500, and the local bureau will concentrate its activity to secure execution of these deeds.